

File #: **29100**

Owner's Name: Moore, John & Wendy

Agent: John A. Jabro, Esq.

Type of Application: Minor -TDR

Key: Key Largo

RE #: 00151220.000000 (Sender) &
00537400.000000 (Receiver)

Additional Information added to File 29100

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

Property Record View

Alternate Key: 1630535 Parcel ID: 00511220-000000

**PROPOSED
SENDER**

Ownership Details

Mailing Address:
 MOORE JOHN C AND WENDY A
 104980 OVERSEAS HWY
 KEY LARGO, FL 33037

Property Details

PC Code: 11 - STORES ONE STORY
 Millage Group: 500K
 Affordable Housing: No
 Section-
 Township- 01-61-39
 Range:
 Property Location: 104980 OVERSEAS HWY KEY LARGO
 Subdivision: RIVIERA VILLAGE REV & AMD
 Legal BK 4 LOTS 3 THRU 5 REVISED AMENDED PLAT OF RIVIERA VILLAGE PB2-80 KEY LARGO OR499-621
 Description: OR1173-2392 OR1374-1998(PROB-95-20123-CP-10) OR1409-2471P/R OR1492-1524C/T OR1499-85AFF
 OR1499-86D/C OR1507-2085 OR1922-995/996 OR2174-2023/24 OR2390-2166/67

Show Parcel Map

Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	25	120	3,000.00 SF
100H - COMMERCIAL HIGHWAY	50	120	6,000.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 1024
 Year Built: 1960

Building 1 Details

Building Type
 Effective Age 24
 Year Built 1960

Condition G
 Perimeter 128
 Special Arch 0

Quality Grade 300
 Depreciation % 30
 Grnd Floor Area 1,024

Functional Obs 0

Economic Obs 0

Inclusions:

Roof Type

Heat 1

Heat Src 1

Roof Cover

Heat 2

Heat Src 2

Foundation

Bedrooms 0

Extra Features:

2 Fix Bath 0

3 Fix Bath 0

4 Fix Bath 0

5 Fix Bath 0

6 Fix Bath 0

7 Fix Bath 0

Extra Fix 5

Vacuum 0

Garbage Disposal 0

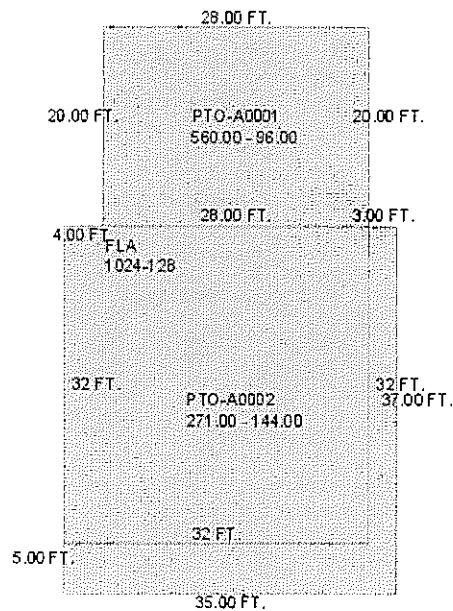
Compactor 0

Security 0

Intercom 0

Fireplaces 0

Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	PTO		1	1982					560
0	PTO		1	1982					271
1	FLA		1	1982					1,024

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14194	1 STY STORE-B	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
4905	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	200 SF	20	10	1981	1982	3	50
2	UB2:UTILITY BLDG	90 SF	10	9	1977	1978	3	50
3	AP2:ASPHALT PAVING	1,711 SF	0	0	1981	1982	2	25
4	CL2:CH LINK FENCE	1,395 SF	279	5	1999	2000	1	30
5	CL2:CH LINK FENCE	1,100 SF	220	5	2006	2007	1	30

Appraiser Notes

LT 1 (RE00511200-000000 AK1630519) LT 2 (RE00511210-000000 AK1630527) & LOT 5 (RE00511230-000000 AK1630543) ARE NOW COMBINED WITH THIS PARCEL PER OWNER'S REQUEST, DONE FOR THE 2009 TAX ROLL 1/1/2009MKD

BK 4 LOT 1 WAS SPLIT OUT TO RE 00511220-000100 AK 9095586 FOR THE 2010 TAX ROLL PER THE OWNERS REQUEST.

BK 4 LOT 2 WAS SPLIT OUT TO RE 00511220-000101 AK 9095591 FOR THE 2010 TAX ROLL PER THE OWNERS REQUEST.

COIN LAUNDRY

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	06304810	08/15/2006	10/27/2006	1		CHAINLINK FENCE
	1301655	05/08/2001	01/01/2002	1		A/C WALL UNIT

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2009	82,636	7,428	277,200	327,015	327,015	0	327,015
2008	87,358	7,658	201,600	406,747	406,747	0	406,747
2007	58,461	6,966	108,000	291,177	291,177	0	291,177
2006	60,832	5,408	72,000	252,403	252,403	0	252,403
2005	155,385	6,855	30,600	219,115	219,115	0	219,115
2004	158,613	7,097	30,600	196,310	196,310	0	196,310
2003	158,613	7,316	30,600	196,529	196,529	0	196,529
2002	158,613	7,537	30,600	196,750	196,750	0	196,750
2001	158,613	7,778	22,500	188,891	188,891	0	188,891
2000	158,613	4,718	16,500	179,831	179,831	0	179,831
1999	158,613	3,481	16,500	178,594	178,594	0	178,594
1998	75,965	3,571	16,500	96,036	96,036	0	96,036
1997	75,965	3,660	16,500	96,125	96,125	0	96,125
1996	69,060	3,823	16,500	89,383	89,383	0	89,383
1995	69,060	3,987	16,500	89,547	89,547	0	89,547

1994	69,060	4,151	16,500	89,711	89,711	0	89,711
1993	69,060	4,316	16,500	89,876	89,876	0	89,876
1992	69,060	4,480	16,500	90,040	90,040	0	90,040
1991	34,808	3,653	16,500	54,961	54,961	0	54,961
1990	34,808	3,783	16,500	55,091	55,091	0	55,091
1989	34,808	3,914	16,500	55,222	55,222	0	55,222
1988	31,418	3,203	16,500	51,121	51,121	0	51,121
1987	30,736	3,301	16,500	50,537	50,537	0	50,537
1986	30,789	3,401	16,500	50,690	50,690	0	50,690
1985	29,761	3,499	18,000	51,260	51,260	0	51,260
1984	29,129	3,599	18,000	50,728	50,728	0	50,728
1983	29,129	3,697	15,004	47,830	47,830	0	47,830
1982	19,866	464	15,004	35,334	35,334	0	35,334

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/20/2008	2390 / 2166	100	WD	F
12/16/2005	2174 / 2023	550,000	WD	M
8/15/2003	1922 / 995	330,000	WD	M
3/1/1998	1507 / 2085	285,000	WD	M
6/1/1996	1409 / 2471	235,000	WD	M
5/1/1991	1173 / 2392	260,000	WD	M

This page has been visited 75,748 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

Property Record View

Alternate Key: 1660922 Parcel ID: 00537400-000000

**PROPOSED
RECEIVER**

Ownership Details

Mailing Address:

MOORE JOHN CHRISTOPHER AND WENDY
 466 SUMMERLAND RD
 KEY LARGO, FL 33037

Property Details

PC Code: 10 - VACANT COMMERCIAL

Millage Group: 500K

Affordable
Housing: No

Section-

Township- 31-60-40

Range:

Property
Location: KEY LARGO

Subdivision: LAKE SURPRISE ESTATES

Legal Description: BK 13 LT 1 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR411-899 OR411-900Q OR911-861Q/C
 OR919-1592/94 OR924-125AFF OR924-126/1230 CASE#84-261-CP-23 OR928-1772/73 CASE #84-380-CP-12
 OR932-134/135-WILL OR998-1223/29/JB OR1010-1048/1049(VE) OR1010-1052AFF(VE) OR1016-938DC(JB)
 OR1128-1042/43WILL(JB) CASE#90-20012-CP-10 OR1192-2344C/T(JMH) OR1497-639(JB) OR1697-1528
 (CMS) OR1808-870Q/C(CTT)

Show Parcel Map

Land Details

Land Use Code	Frontage	Depth	Land Area
1M0C - COMMERCIAL CANAL	0	0	12,700.00 SF

Building Summary

Number of Buildings: 0
 Number of Commercial Buildings: 0
 Total Living Area: 0
 Year Built: 0

Misc Improvement Details

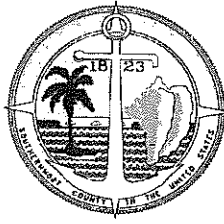
Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	SW2:SEAWALL	1,083 SF	361	3	1975	1976	3	60

County of Monroe

Growth Management Division

Office of the Director

2798 Overseas Highway
Suite #400
Marathon, FL 33050
Voice: (305) 289-2517
FAX: (305) 289-2854



Board of County Commissioners

Mayor George Neugent, Dist. 2
Mayor Pro Tem Sylvia J. Murphy, Dist. 5
Kim Wigington, Dist. 1
Heather Carruthers, Dist. 3
Mario Di Gennaro, Dist. 4

We strive to be caring, professional and fair

Date: 11/18/09

Dear Applicant:

This is to acknowledge submittal of your application for Minor TDR
Type of application

Moore, John & Wendy to the Monroe County Planning Department.
Project / Name

Thank you.

Shil Creech

Planning Staff

End of Additional File 29100

JOHN A. JABRO
ATTORNEY AND COUNSELOR AT LAW
90311 OVERSEAS HIGHWAY, SUITE B
TAVERNIER, FLORIDA 33070

305/852-9233
FAX 305/852-0686

WORLD WIDE WEB
www.jabro.com

OF COUNSEL
ROBERT E. TURFFS, ESQ.
DENNIS N. URBANO, ESQ.

E-MAIL
jjabro@aol.com

November 9, 2009

Townsley Schwab, Director of Planning
Monroe County Building Department
Marathon Government Center
2798 Overseas Highway
Marathon, Florida 33050

*Re: Letter of Agency for Application for Transfer of Development
Right by John Christopher and Wendi A. Moore, husband
and wife*

Dear Mr. Schwab:


This letter confirms that John Christopher and Wendi A. Moore, husband and wife, have retained this office to represent them and act as their agents in their Application to transfer developments rights from 104980 Overseas Highway, Key Largo, Florida 33037 to 466 Summerland Road, Key Largo, Florida 33037, both properties owned by my clients.

Please be advised that all correspondence, notices and all other written or oral communications regarding this matter should be addressed to this office until further notice.

Very truly yours,


John A. Jabro

We hereby authorize John Jabro, Esquire to act as our agent in this matter.


John Christopher Moore

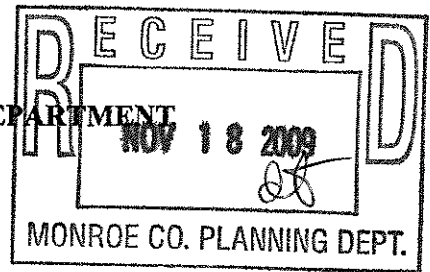
Date


Wendi A. Moore

Date

11/10/09

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Minor Conditional Use Permit for the Transfer of Development Rights:

The owner of a parcel of land who transfers density allocated to his or her property shall prepare an affidavit of ownership and an affidavit of intent to transfer. The affidavits shall be filed with the Director of Planning at least 30 days prior to the submission of an application for development approval.

An application must be deemed complete and in compliance with the Monroe County Code by staff prior to the item being scheduled for review

Conditional Use, Transfer of Development Rights Application Fee: \$1,239.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Date of Submittal: 11 / 18 / 09 *JS*
Month Day Year

Applicant / Agent:

John and Wendy Moore
Name

466 Summerland Rd, Key Largo, FL 33037
Mailing Address (Street, City, State, Zip Code)

305-924-2700
Daytime Phone

JJabro @ aol.com
Email Address

Sender Site Property Owner:

John and Wendy Moore
Name

466 Summerland Rd, Key Largo, FL 33037
Mailing Address (Street, City, State, Zip Code)

305-924-2700
Daytime Phone

APPLICATION

Sender Site Legal Description:

(If in metes and bounds, attach legal description on separate sheet)

Block 4 Lot 5 Subdivision Riviera Village Key KEY LAR60
Real Estate (RE) Number 0034200-00000 Alternate Key Number 16303-319

Receiver Site Property Owner:

Name John and Wendy Moore

Mailing Address (Street, City, State, Zip Code) 466 Summerland Rd, Key Largo, FL 33037

Daytime Phone 305-924-2700

Receiver Site Legal Description:

(If in metes and bounds, attach legal description on separate sheet)

Block 13 Lot 1 Subdivision Lake Surprise Estates Key 1660922
Real Estate (RE) Number 00537400-0000000 Alternate Key Number 1660922

Sender Site Land Use District Designation: IS

Receiver Site Land Use District Designation: MU

Sender Site Existing Land Use: Pet Grooming/Boarding Business

Receiver Site Existing Land Use: vacant

Amount of Development Rights allocated to Sender Site (in units): 0.4

Amount of Development Rights to be transferred to Receiver Site (in units): 0.47

Have any development rights been previously transferred to or from either the sender or receiver sites?

Yes ☐ No ☒ If yes, please provide all development orders authorizing transfer.

Has a previous application been submitted for this site within the past two years? Yes ☐ No ☒

APPLICATION

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- ☒ Complete application (unaltered and unbound);
- ☒ Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- ☒ Proof of ownership of sender and receiver sites (i.e. Warranty Deeds);
- ☒ Current Property Record Cards from the Monroe County Property Appraiser for sender and receiver sites;
- ☐ Location maps of sender and receiver sites;
- ☐ Copy of affidavit of ownership filed with Director of Planning;
- ☐ Copy of affidavit of intent to transfer filed with the Director of Planning;
- ☒ Signed and Sealed Boundary Survey of sender and receiver sites, prepared by a Florida registered surveyor – 6 sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);
- ☐ Vegetative Study (or HEI if required) of sender and receiver sites;
- ☒ Typed name and address mailing labels of all property owners within a 300 foot radius of the sender site. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included

If applicable, the following must be submitted in order to have a complete application submittal:

- ☒ Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the sender site and receiver site properties)
- ☐ Any Letters of Understanding pertaining to the proposed transfer

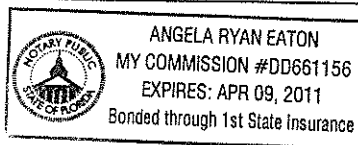
If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the minor conditional use permit application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of plans shall be required prior to item being scheduled for commission review.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: J. C. Mark Date: 11-13-09

Sworn before me this 13th day of November 2009



Angela Ryan Eaton
Notary Public
My Commission Expires

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

Doc# 1721814 12/04/2008 12:07PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:

Nicole J. Huesmann, P.A.
150 Alhambra Circle
Suite 1150
Coral Gables, Florida 33134

12/04/2008 12:07PM
DEED DOC STAMP CL: TRINA \$0.70

File Number: 2008-22

Parcel Identification No.: 1630519/543/527/535

Doc# 1721814
Bk# 2390 Pg# 2166

[Space Above This Line For Recording Date]

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE made this 2nd day of Nov., 2008 between Paclantic LLC, a Florida limited liability company, whose post office address is 104980 Overseas Highway, Key Largo, Florida 33037, hereinafter referred to as "Grantor"* and John C. Moore and Wendy A. Moore, husband and wife whose post office address is 478 Summerland Road, Key Largo, Florida 33037, hereinafter referred to as "Grantee"*: (Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) the receipt of which is acknowledged, and in further consideration for this Warranty Deed is the full cancellation of the Grantor's indebtedness to Grantee as represented by that certain promissory note, the Grantee hereby waives and discharges its right to sue Grantor for any monies or deficiency under the Note (as set forth herein below) or any other documents executed by Grantor in connection therewith, and in lieu of foreclosure by Grantee of the lien of the that certain mortgage from Grantor to John C. Moore and Wendy A. Moore, husband and wife dated December 16, 2005, recorded December 21, 2005 in Official Records Book 2174, Page 2025, Public Records of Monroe County, Florida (the "Mortgage") securing payment of that certain Promissory Note date on or about even date with the Mortgage, executed by Grantors in favor of Grantee in the original sum of Four Hundred Fifty Thousand and 00/100ths----- (\$450,000.00)-----Dollars (the "Note"), has granted, bargained, sold, and transferred unto the Grantee and its heirs and assigns forever, all that certain parcel of land lying and being in the County of Monroe, and the State of Florida as more particularly described as follows:

Lots 1, 2, 3, 4, and 5, Block 4, REVISED AMENDED PLAT OF RIVIERA VILLAGE, according to the Plat thereof, as recorded in Plat Book 2, Page 80, of the Public Records of Monroe County, Florida..

Parcel Identification Number: 1630519/543/527/535

A/k/a: 104980 Overseas Highway, Key Largo, Florida 33037

The preparer of this instrument expresses no opinion as to the condition of title.

In consideration of the execution and delivery of the Deed by Grantor, Grantee hereby covenants that is it releasing the promissory note and shall not sue Grantor for any deficiency under the Note or Mortgage.

This Deed and the conveyance being made hereby is being executed, delivered and accepted in lieu of foreclosure of the lien of Mortgage and shall be interpreted and construed the same as foreclosure of the lien of Mortgage and as an absolute conveyance to Grantee of all the right, title, interest and estate of Grantors in and to the Property, including specifically but without limitation,

This Instrument was Prepared by:
Susie Pierce
HERSHOFF, LUPINO & MULICK, L.L.P.
90130 OLD HIGHWAY
TAVERNIER, FLORIDA 33070

Grantee S.S. No.: 550592472
Name: JOHN CHRISTOPHER MOORE

Property Appraiser's
Parcel Identification No.:

[Space Above This Line for Recording Data]

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **18th** day of **May, 2001** by **ISLAMORADA INN, INC.**, a Florida Corporation, having its principal place of business at P. O. Box 1453, Key Largo, Florida 33037 hereinafter called the grantor, to **JOHN CHRISTOPHER MOORE, a married man**, whose Post Office address is 101 POINT PLEASANT, KEY LARGO, FLORIDA 33037 of the County of MONROE, State of FLORIDA, hereinafter called the grantee:

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land situate, lying and being in MONROE County, Florida, to-wit:

LOTS 1, 2, 3 AND 4, BLOCK 13, LAKE SURPRISE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 162 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

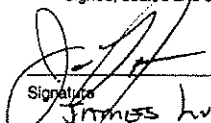
SUBJECT TO TAXES FOR THE YEAR 2001 NOT YET DUE AND PAYABLE.
SUBJECT TO ALL CONDITIONS, EASEMENTS, RESTRICTIONS AND LIMITATIONS OF RECORD, IF ANY.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

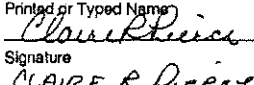
"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Signature
James Lupino

Printed or Typed Name


Signature
CLAIRE R. PIERCE

Printed or Typed Name

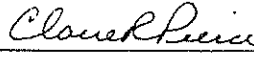
ISLAMORADA INN, INC.


(Seal)
Yogendra C. Patel President, Director
P. O. Box 1453, Key Largo, Florida 33037

STATE OF FLORIDA
COUNTY OF MONROE

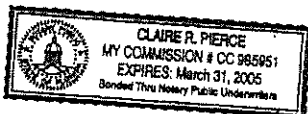
The foregoing instrument was acknowledged before me this **18th** day of **May, 2001**, by **Yogendra C. Patel** of **ISLAMORADA INN, INC.**, a Florida Corporation on behalf of the corporation. He/she is personally known to me or has produced FL Drivers License as identification.

My Commission Expires:



Notary Public
CLAIRE R. PIERCE

Printed, typed or stamped name



MONROE COUNTY
OFFICIAL RECORDS

FILE #1236515
BK#1697 PG#1528

RCD May 22 2001 10:59AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 2100.00
05/22/2001 PM DEP CLK

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1660922 Parcel ID: 00537400-000000

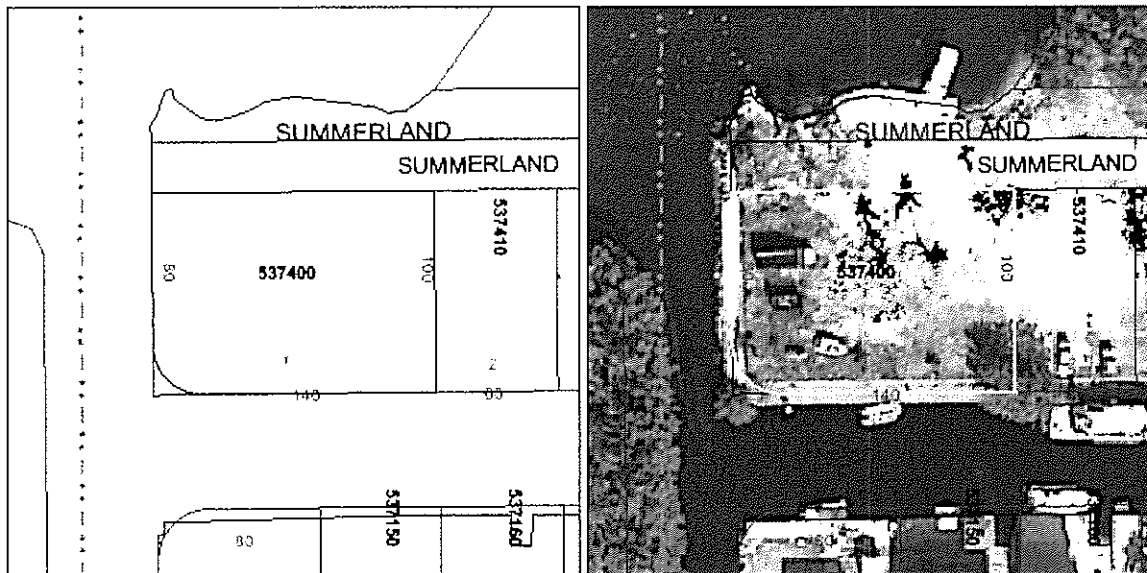
Ownership Details

Mailing Address:
MOORE JOHN CHRISTOPHER AND WENDY
466 SUMMERLAND RD
KEY LARGO, FL 33037

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 500K
Affordable Housing: No
Section: 31-60-40
Township: Range:
Property Location: KEY LARGO
Subdivision: LAKE SURPRISE ESTATES
Legal Description: BK 13 LT 1 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR411-699 DR411-900Q OR911-861Q/C OR919-1592/94 OR924-125AFF OR924-126/1230 CASE#84-261-CP-23 OR928-1772/73 CASE #84-380-CP-12 OR932-134/135-WILL OR998-1223/29/JB OR1010-1048/1049 (VE) OR1010-1052AFF(VE) OR1018-938DC(JB) OR1128-1042/43WILL(JB) CASE#90-20012-CP-10 OR1192-2344C/T(JMH) OR1497-639(JB) OR1697-1528(CMS) OR1808-870Q/C(CTT)

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
1M0C - COMMERCIAL CANAL	0	0	12,700.00 SF

Building Summary

Number of Buildings: 0
Number of Commercial Buildings: 0
Total Living Area: 0
0

Year Built:

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	SW2:SEAWALL	1,083 SF	361	3	1975	1976	3	60
2	DK4:WOOD DOCKS	300 SF	30	10	1975	1976	3	40
3	PT3:PATIO	993 SF	331	3	1984	1985	1	50
4	DK4:WOOD DOCKS	1,968 SF	246	8	1984	1985	3	40
5	DK4:WOOD DOCKS	510 SF	6	85	1984	1985	3	40
6	PT3:PATIO	729 SF	27	27	1984	1985	1	50
7	PT3:PATIO	104 SF	8	13	1984	1985	1	50
8	AP2:ASPHALT PAVING	2,196 SF	18	122	1984	1985	2	25
9	HT2:HOT TUB	1 UT	0	0	1999	2000	2	50

Appraiser Notes

2002/4/22 BUILDING ON LOTS 1 +2. MISC IMPROVEMENTS ON LOTS 1-3 TCF REVIEWED FEE APPRAISAL ON BLDG VALUE. COPY ON FILE.2/18/98
11/19/03 STRUCTURE DEMOLISHED.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	0031999	05/03/2000		1		TEMPORARY ELECTRIC
	2303238	01/17/2003	11/19/2003	1		DEMO COMMERCIAL AREA
	07302950	10/01/2007		1		DOCK REPAIR

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2009	0	50,934	88,900	139,834	139,834	0	139,834
2008	0	53,478	101,600	155,078	155,078	0	155,078
2007	0	47,100	136,525	183,625	183,625	0	183,625
2006	0	40,981	136,525	177,506	177,506	0	177,506
2005	0	42,382	136,525	178,907	178,907	0	178,907
2004	0	43,997	136,525	180,522	180,522	0	180,522
2003	77,377	45,399	136,525	259,301	259,301	0	259,301
2002	207,031	47,175	111,125	365,331	365,331	0	365,331
2001	226,989	31,852	69,850	328,691	328,691	0	328,691
2000	264,522	13,145	69,850	347,517	347,517	0	347,517
1999	264,522	13,522	69,850	347,894	347,894	0	347,894
1998	227,715	13,836	69,850	311,401	311,401	0	311,401
1997	53,001	14,213	69,850	137,064	137,064	0	137,064
1996	47,848	14,653	69,850	132,351	132,351	0	132,351
1995	47,848	14,905	69,850	132,603	132,603	0	132,603
1994	47,848	15,344	69,850	133,042	133,042	0	133,042
1993	47,848	15,723	69,850	133,421	133,421	0	133,421
1992	47,848	16,036	69,850	133,734	133,734	0	133,734
1991	141,704	16,415	69,850	227,969	227,969	0	227,969
1990	128,833	20,136	69,850	218,819	218,819	0	218,819
1989	128,833	20,616	69,850	219,299	219,299	0	219,299

1988	121,593	5,760	69,850	197,203	197,203	0	197,203
1987	119,623	5,888	69,850	195,361	195,361	0	195,361
1986	119,958	6,016	69,850	195,824	195,824	0	195,824
1985	117,680	6,144	69,850	193,674	193,674	0	193,674
1984	116,068	6,272	69,850	192,190	192,190	0	192,190
1983	99,246	0	40,256	139,502	139,502	0	139,502
1982	95,151	0	40,256	135,407	135,407	0	135,407

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/18/2001	1697 / 1528	1	WD	M
1/1/1998	1497 / 0639	230,000	WD	M
12/1/1991	1192 / 2344	230,000	CT	M
4/1/1987	1010 / 1048	1	WD	M
2/1/1974	411 / 900Q	6,900	00	Q

This page has been visited 113,251 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

Property Record View

Alternate Key: 1630519 Parcel ID: 00511200-000000

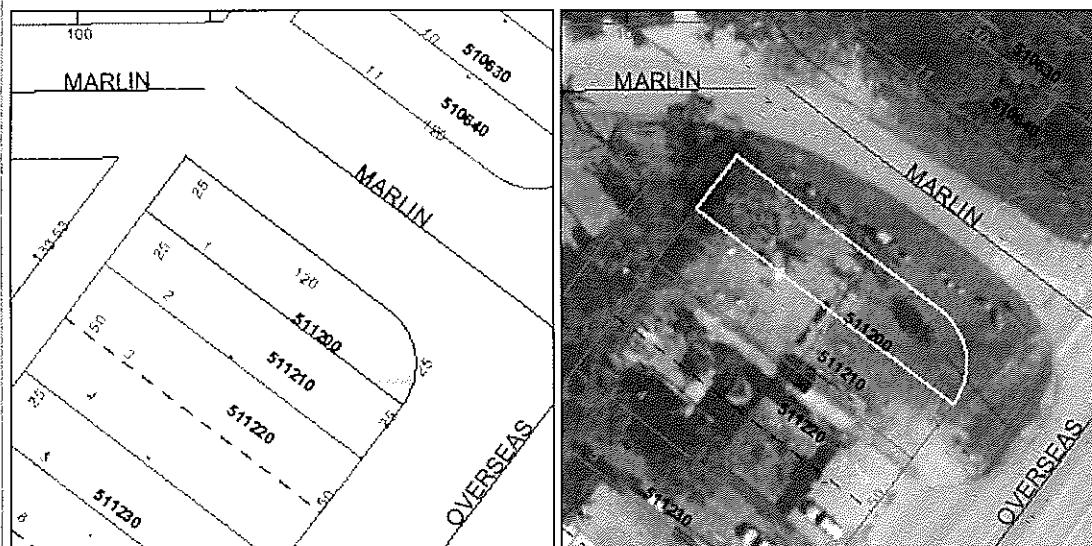
Ownership Details

Mailing Address:
 PACLANTIC LLC
 112 FIRST ST
 KEY LARGO, FL 33037

Property Details

PC Code: 00 - VACANT RESIDENTIAL
 Millage Group: 500K
 Affordable Housing: No
 Section-Township-Range: 01-61-39
 Property Location: KEY LARGO
 Subdivision: RIVIERA VILLAGE REV & AMD
 Legal Description: BK 4 LT 1 REVISED AMENDED PLAT OF RIVIERA VILLAGE PB2-80 KEY LARGO OR499-621 OR1173-2392 OR1374-1998(LETTERS) PROB #95-20123-CP-10 OR1409-2471PR OR1492-1524C/T OR1499-85AFF OR1499-86D/C OR1507-2085 OR1922-995/96 OR2174-2023/24

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	25	120	3,000.00 SF

Building Summary

Number of Buildings: 0
 Number of Commercial Buildings: 0
 Total Living Area: 0
 Year Built: 0

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2008	0	0	27,000	27,000	27,000	0	27,000
2007	0	0	45,000	45,000	45,000	0	45,000
2006	0	0	30,000	30,000	30,000	0	30,000
2005	0	0	8,250	8,250	8,250	0	8,250
2004	0	0	8,250	8,250	8,250	0	8,250
2003	0	0	8,250	8,250	8,250	0	8,250
2002	0	0	8,250	8,250	8,250	0	8,250
2001	0	0	8,250	8,250	8,250	0	8,250
2000	0	0	8,250	8,250	8,250	0	8,250
1999	0	0	8,250	8,250	8,250	0	8,250
1998	0	0	8,250	8,250	8,250	0	8,250
1997	0	0	8,250	8,250	8,250	0	8,250
1996	0	0	8,250	8,250	8,250	0	8,250
1995	0	0	8,250	8,250	8,250	0	8,250
1994	0	0	8,250	8,250	8,250	0	8,250
1993	0	0	8,250	8,250	8,250	0	8,250
1992	0	0	8,250	8,250	8,250	0	8,250
1991	0	0	8,250	8,250	8,250	0	8,250
1990	0	0	8,250	8,250	8,250	0	8,250
1989	0	0	8,250	8,250	8,250	0	8,250
1988	0	0	8,250	8,250	8,250	0	8,250
1987	0	0	8,250	8,250	8,250	0	8,250
1986	0	0	8,250	8,250	8,250	0	8,250
1985	0	0	9,000	9,000	9,000	0	9,000
1984	0	0	9,000	9,000	9,000	0	9,000
1983	0	0	7,501	7,501	7,501	0	7,501
1982	0	0	7,501	7,501	7,501	0	7,501

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/16/2005	2174 / 2023	1	WD	M
8/15/2003	1922 / 995	1	WD	M
3/1/1998	1507 / 2085	1	WD	M
6/1/1996	1409 / 2471	1	WD	M
5/1/1991	1173 / 2392	1	WD	M

This site is currently in BETA testing, any comments or feedback about this site are appreciated. Click the [Contact Us](#) link to submit comments or feedback to the website administrator. We appreciate your patience through this transition.

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Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

**DANISE D.
HENRIQUEZ**

MONROE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTSREAL ESTATE 2007
00511200000000016139

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
1630519		45,000	0	45,000	500K

PACLANTIC LLC
112 FIRST ST
KEY LARGO, FL 33037UNKNOWN
BK 4 LT 1 REVISED AMENDED
PLAT OF RIVIERA VILLAGE PB2-
80 KEY LARGO OR499-621 OR1
See Additional Legal on Tax Roll

AD VALOREM TAXES				
TAXING AUTHORITY	MILLAGE RATE	EXEMPTION AMT	TAXABLE VALUE	TAXES LEVIED
001 SCHOOL STATE LAW	1.4080			63.36
002 SCHOOL LOCAL BOARD	1.5380			69.21
003 GENERAL REVENUE FUND	0.8356			37.60
004 F&F LAW ENFORCE JAIL JUDICIAL	1.4080			63.36
005 HEALTH CLINIC	0.0220			0.99
007 GENERAL PURPOSE MSTU	0.1454			6.54
008 FLORIDA KEYS MOSQUITO CONTROL	0.4175			18.78
009 M C LOCAL ROAD PATROL LAW ENF	0.3037			13.66
025 SO FL WATER MANAGEMENT DIST	0.2549			11.47
028 OKEECHOBEE BASIN	0.2797			12.58
049 EVERGLADES CONSTRUCTION PRJT	0.0894			4.02
066 K L FIRE RESC & EMERG MEDICAL	0.6620			29.79
TOTAL MILLAGE:	7.3642		AD VALOREM TAXES:	331.36

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
060 - K L WASTEWATER UNINCORPORATED		383.14
NON-AD VALOREM ASSESSMENTS:		383.14

COMBINED TAXES AND ASSESSMENTS: \$714.50

Face Amt 797.52	Certificate	IF PAID BY	Oct 31, 2008	Nov 30, 2008	Dec 31, 2008
Bid % 18	2375	PLEASE PAY	851.62	863.58	875.55
Bidder 566					

**DANISE D.
HENRIQUEZ**

MONROE COUNTY TAX COLLECTOR

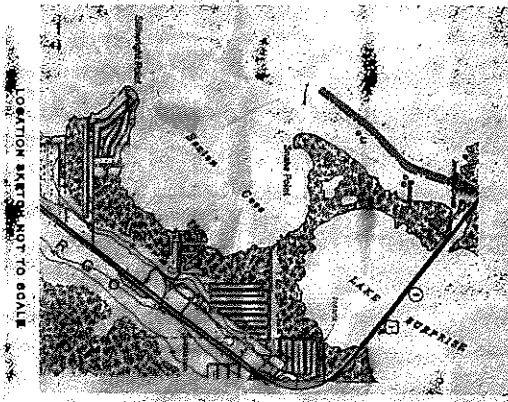
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTSREAL ESTATE 2007
00511200000000016139

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
1630519		45,000	0	45,000	500K

PACLANTIC LLC
112 FIRST ST
KEY LARGO, FL 33037UNKNOWN
BK 4 LT 1 REVISED AMENDED
PLAT OF RIVIERA VILLAGE PB2-
80 KEY LARGO OR499-621 OR1
See Additional Legal on Tax Roll

Face Amt 797.52	Certificate	IF PAID BY	Oct 31, 2008	Nov 30, 2008	Dec 31, 2008
Bid % 18	2375	PLEASE PAY	851.62	863.58	875.55
Bidder 566					

Printed 10/16/2008 09:45AM



LAKE SURPRISE

LOT 10 1000 1000

LOT 11 1000 1000

LOCATION SKETCH
SCALE: 1"=100'

LAKE
SURPRISE

CANAL

KARLOW & SAMPSON		
ENGINEERS		
PROJECT: LAKE SURPRISE & CANAL		
DATE: 10-1-71		
BY: KARLOW & SAMPSON	CHECKED: KARLOW & SAMPSON	DATE: 10-1-71
SCALE: 1"=100'	SCALE: 1"=100'	SCALE: 1"=100'

LAKE SURPRISE & CANAL
 The following is a description of the project and the work done by the engineers. The project consists of the construction of a canal and a lake. The canal is to be constructed from the existing canal to the lake. The lake is to be constructed from the existing lake to the canal. The work done by the engineers includes the design of the canal and the lake, the construction of the canal and the lake, and the operation of the canal and the lake.



RODRIGUEZ BLANCA ROSA L/E
477 BIG PINE RD
KEY LARGO, FL 33037

AGUILAR RICHARD
4779 COLLINS AVE STE 1607
MIAMI BEACH, FL 33140

CONFIDENTIAL DATA F.S. 119.07

WASHINGTON MUTUAL BANK C/O LAW
OFFICES OF MARSHALL C WATSON PA
1800 NW 49TH ST STE 120
FORT LAUDERDALE, FL 33309

CHAPMAN CHARLES J AND MELODY
ROSE
8080 NW 51 ST
LAUDERHILL, FL 33351

WOODWORTH WILLIAM W AND
BARBARA T
916 CORNWALLVILLE RD
CORWALLVILLE, NY 12418

LOPEZ NORBERTO
4393 SW 146TH AVE
MIAMI, FL 33175

PORTER MICHAEL (Q) & MILLAN-PURKEY
ROSARIO R/S
453 BIG PINE ROAD
KEY LARGO, FL 33037

ORSILLO REV TR DTD 05/19/05
3440 SW 62 AVE
MIAMI, FL 33155

SUNTRUST MORTGAGE INC
1001 SEMMES AVE
RICHMOND, VA 23224

BORGES BORIS & OLGA
12045 SW 188 TERRACE
MIAMI, FL 33177-3244

KEY LARGO FAMILY HOLDINGS LLC
6100 SW 97 AVE
MIAMI, FL 33173

CRAIG ROBERT H
446 BIG PINE ROAD
KEY LARGO, FL 33037

MOORE JOHN CHRISTOPHER AND
WENDY
466 SUMMERLAND RD
KEY LARGO, FL 33037

MOORE JOHN CHRISTOPHER AND
WENDY
466 SUMMERLAND RD
KEY LARGO, FL 33037

MOORE JOHN CHRISTOPHER AND
WENDY
466 SUMMERLAND RD
KEY LARGO, FL 33037

BYE SUSAN
424 SUMMERLAND RD
KEY LARGO, FL 33037

RODRIGUEZ JOE R AND JULIE L
5527 WOODLAND LN
FT LAUDERDALE, FL 33312

RODRIGUEZ JOE AND JULIE
5527 WOODLAND LN
FT LAUDERDALE, FL 33312

COYLE JACK T & IDA J TRUSTEE (REV
LIVING TRUST)
4503 SUMMER WALK COURT
JACKSONVILLE, FL 32258

LAKE SURPRISE CONDO ASSOC.
74 N BOUNTY LN.
KEY LARGO, FL 33037